

**AGENDA  
CITY OF PLEASANT HILL  
ARCHITECTURAL REVIEW COMMISSION**

**September 18, 2008  
5:00 P.M.**

**Large Community Room**, 100 Gregory Lane, Pleasant Hill, CA 94523 [www.pleasanthill.ca.gov](http://www.pleasanthill.ca.gov) (925) 671-5209

**CHAIR: JOHN HART**

**VICE CHAIR: JILL BERGMAN**

**MEMBERS: GEORGE CORRIGAN, THOR SCORDELIS, RICHARD STANTON**

Members of the audience wishing to speak on any matter must fill out a card and turn it in to the secretary. Items not on the agenda will be considered during the Public Comment portion of the meeting. Comments on any item under the Public Hearing portion of the agenda will be accepted only when the public hearing is opened for that item. Comments are limited to three minutes per speaker. Presentations made by applicants are limited to a maximum combined time of 15 minutes. If the applicant or his or her representative fails to attend the public hearing concerning their application, the Architectural Review Commission may take action to deny the application. An application may be entertained for continuance upon receipt of written notification of the applicant's inability to attend the hearing. Materials related to an item on this agenda submitted to the Commission after distribution of the packet are available for public review in the City of Pleasant Hill Planning Division at 100 Gregory Lane, Pleasant Hill, CA 94523 during normal business hours. Such documents are also available on the City of Pleasant Hill website at [www.pleasant-hill.ca.us](http://www.pleasant-hill.ca.us) subject to staff's ability to post the documents before the meeting.

An appeal of the decision or conditions of the Architectural Review Commission to the City Council must be filed in writing with the City within 10 calendar days of the mailed notice of decision.

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENT**

The public is welcome at this time to address the Architectural Review Commission on any subject, with the exception of scheduled items. Comments are limited to three minutes per speaker.

**ANNOUNCEMENTS**

**MINUTES**

[September 4, 2008](#)

## PUBLIC HEARINGS

1. ARC 08-019, SHAADZEE BAKERY – EXTERIOR BUILDING AND LANDSCAPE MODIFICATIONS, 60 CRESCENT DRIVE (20 minutes)

[Staff Report](#)

[Attachment A – Conditions of Approval](#)

[Attachment B – Location Map](#)

[Attachment C – Project Plans](#)

[Attachment D – Public Hearing Notice](#)

The applicant is requesting an Architectural Review permit approval for a request to modify the existing building at 60 Crescent Drive. The modifications include awning replacement, new exterior lighting, new exterior building wall artwork, new landscaping, and a new outdoor seating area. The zoning designation is *PUD DSP Planned Unit District Downtown Specific Plan*. APN: 150-300-004

Project Planner: Troy Fujimoto, (925) 671-5224, [tfujimoto@ci.pleasant-hill.ca.us](mailto:tfujimoto@ci.pleasant-hill.ca.us)

2. ARC 08-007, NORTHRIDGE APARTMENTS, 235 CAMELBACK ROAD (15 minutes)

[Staff Report](#)

[Attachment A – Conditions of Approval](#)

[Attachment B – Location Map](#)

[Attachment C – Applicant Packet](#)

[Attachment D – Photos](#)

On June 19, 2008, the ARC reviewed a request to re-side, repaint, and replace balconies on an existing 221 unit apartment complex. In approving the project, the ARC required the applicant to complete mock-up of the proposed color palette for ARC approval prior to re-painting of the buildings. The applicant has since completed the mock-up and is requesting ARC approval of the proposed color changes.

Project Planner: Michelle Umadhay, (925) 671-5211, [mumadhay@ci.pleasant-hill.ca.us](mailto:mumadhay@ci.pleasant-hill.ca.us)

3. ARC 08-002, PATIL OFFICE BUILDING, LANDSCAPE PLAN, 21 MASSOLO DRIVE (15 minutes)

[Staff Report](#)

[Attachment A – Conditions of Approval](#)

[Attachment B – ARC Staff Report dated May 15, 2008](#)

[Attachment C – Location Map](#)

[Attachment D – Landscape Plan](#)

On May 15, 2008, the ARC approved ARC 08-002, a request to construct a 2,535 square foot two-story office building. The proposal included site improvements consisting of a new parking lot and landscaping. The landscape plan submitted was incomplete and did not

include enough detail for final Commission approval. The ARC required the applicant to complete a revised landscape plan with increased information such as plant type, size, and placement for further review and approval by the ARC prior to building permit issuance. The applicant has modified the landscape plan and is requesting ARC approval of the revised landscape plan. Assessor parcel number: 127-050-054.

Project Planner: Lori Radcliffe, (925) 671-5297, [lradcliffe@ci.pleasant-hill.ca.us](mailto:lradcliffe@ci.pleasant-hill.ca.us)

## **UPCOMING PROJECTS AND FUTURE MEETINGS**

### **ADJOURNMENT**

Adjourn to a regular meeting of the Architectural Review Commission on October 2, 2008, at 5:00 P.M., in the Large Community Room, 100 Gregory Lane, Pleasant Hill.